

CLIFTON ARCHITECTURAL REVIEW BOARD
TOWN OF CLIFTON, VIRGINIA
APPLICATION FOR CERTIFICATE OF
APPROPRIATENESS

DATE OF APPLICATION: Jeff Sealy + Cindy Sealy 4/13/26
 NAME OF APPLICANT OR AGENT: Jeff + Cindy Sealy
 ADDRESS: 12718 Chestnut St.
 TELEPHONE: 703 507 1424 Email je Sealy@yahoo.com
 LOCATION OF PROPERTY INCLUDING STREET ADDRESS AND TAX MAP
 NUMBER: 12718 Chestnut St tax # 0754020051
 GENERAL DESCRIPTION OF PROPOSAL:

building a screened in patio in place
of existing old shed

ATTACHMENTS:

- APPLICATION FEE*
- Two (2) HARD COPIES AND ONE ELECTRONIC COPY OF APPLICATION WITH PLATS, ARCHITECTURAL DRAWINGS, FLOOR PLANS, ETC.

I UNDERSTAND THAT ALL SUBMISSION REQUIREMENTS MUST BE MET BEFORE THE ARB WILL REVIEW AN APPLICATION

Jeff Sealy 4/13/26
 SIGNATURE OF APPLICANT OR AGENT DATE
 Is the applicant or owner a member of a homeowners' association (HOA)? Yes No If yes, please obtain the approval of the HOA prior to submission of the application.

HOA REPRESENTATIVE (NAME/SIGNATURE) _____ DATE OF HOA APPROVAL _____
 CERTIFICATE ISSUED: YES NO
 (When marked "YES" and signed, this document becomes the "certificate of Appropriateness")

BY: _____ DATE _____
 CHAIRMAN, ARB
 ARB MEMBERS' INITIALS: _____
 CONDITIONS: _____

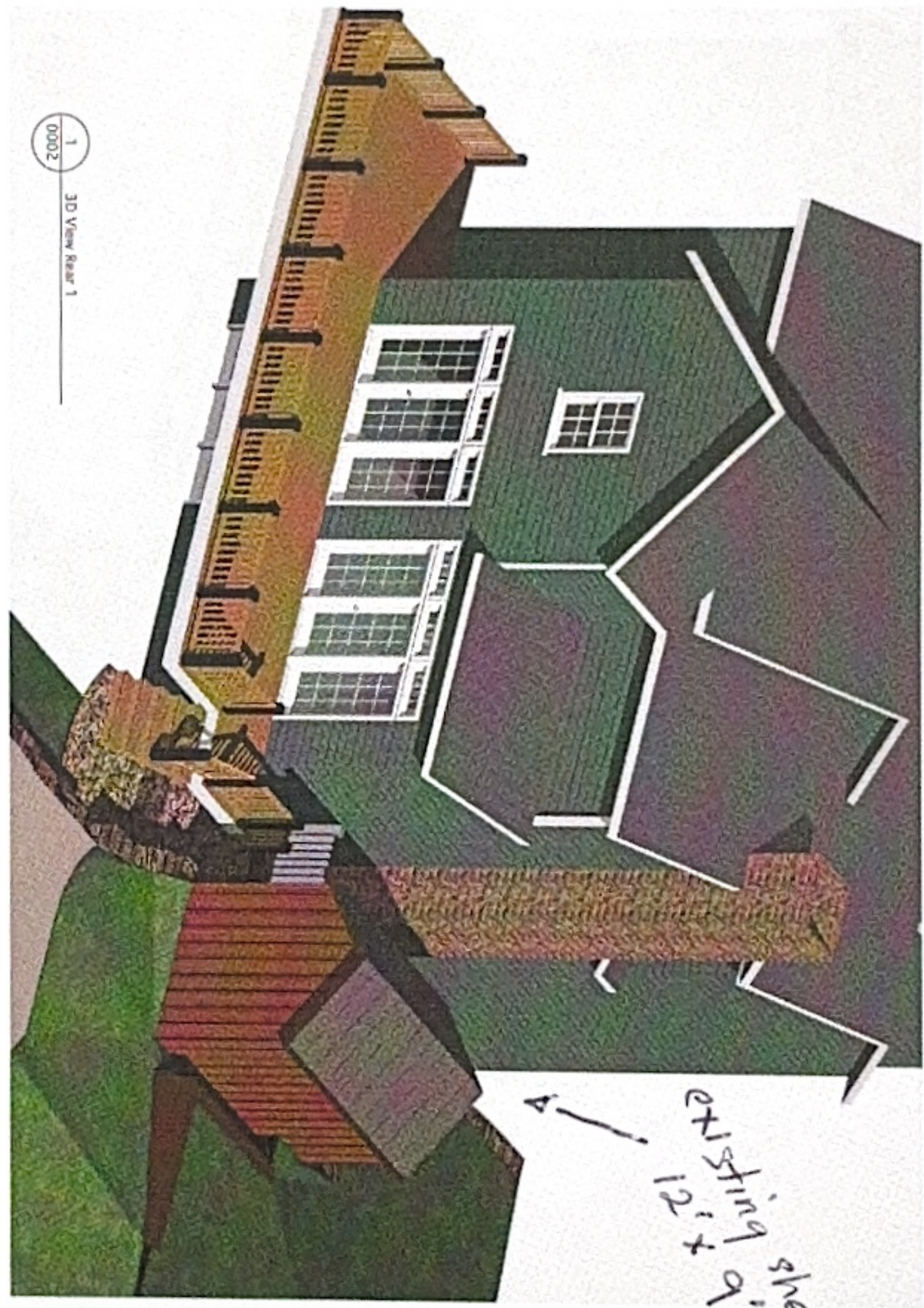
IF CERTIFICATE IS NOT TO BE ISSUED, THE ARB SHALL STATE THE BOARD'S REASON: _____

- *Application fee:
- Sign/Fence: \$10.00; if after installation: \$50.00
- Addition/remodeling project up to 200 SF: \$100.00
- Addition/remodeling project exceeding 200 SF \$250.00
- New home construction: \$250.00

The applicant shall also pay any actual costs of any review fees incurred by the ARB, including any consultant's fees and other costs set forth in Virginia State Code Section 15.2-2286.



3 3D View Rear 3
0002 SCALE: 1/32"=1'



1 3D View Rear 1
0002



2 3D View Rear 2
0002

Williams design group

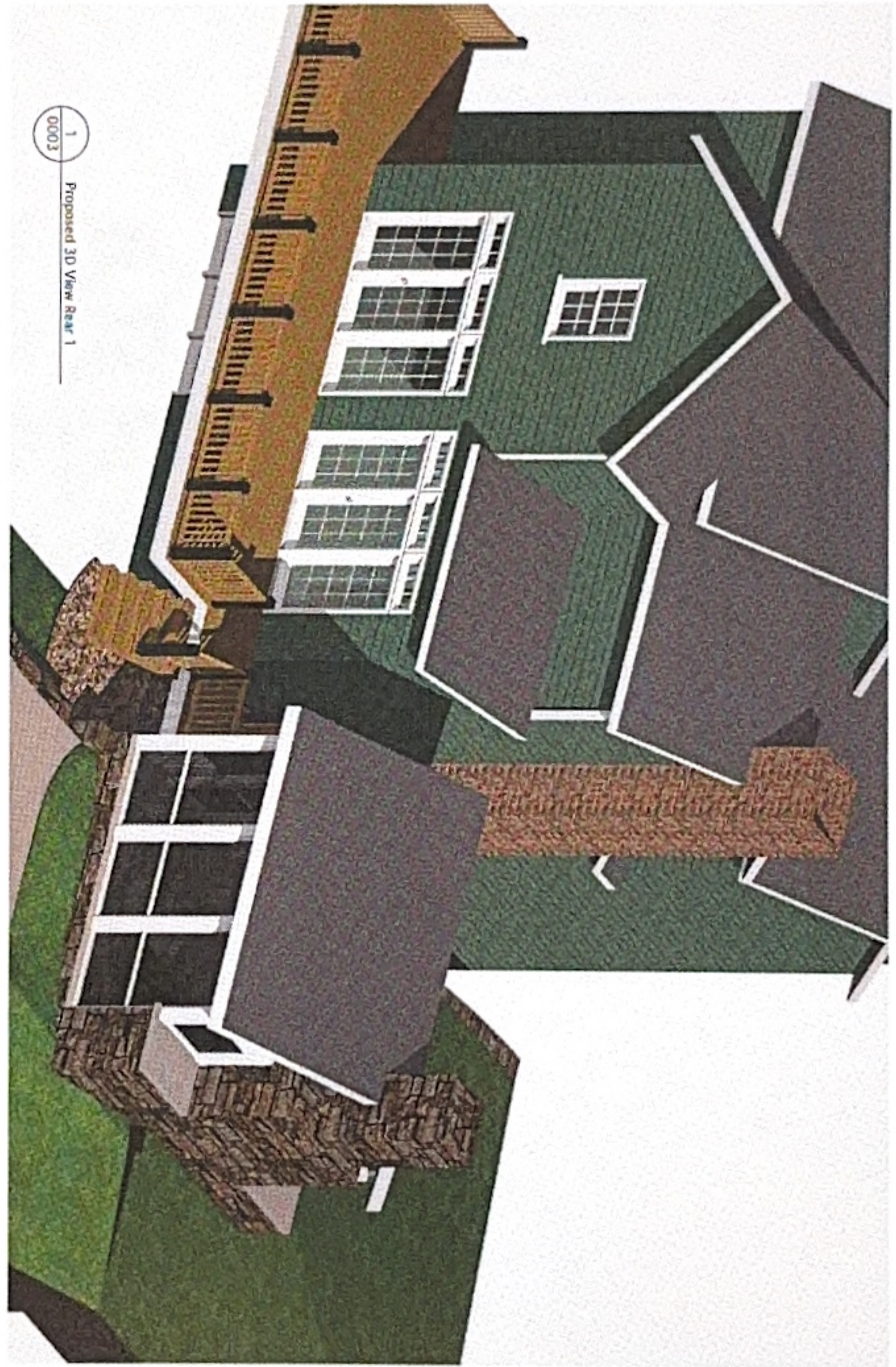
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phone: 703.851.4038
email: scd@williamsdesign.com

Sealy Screen Porch
12718 Chestnut St.
Clifton, VA 20124

Project Name	Sealy Screen Porch
Drawing Title	3D Views Existing
Design Scheme	Design Scheme 2
Date	04-06-2026
Scale	0002
Sheet	3 of 5



3 Proposed 3D View Rear 3
0003 SCALE: 1/32" = 1'-0"



1 Proposed 3D View Rear 1
0003



2 Proposed 3D View Rear 2
0003

Williams design group

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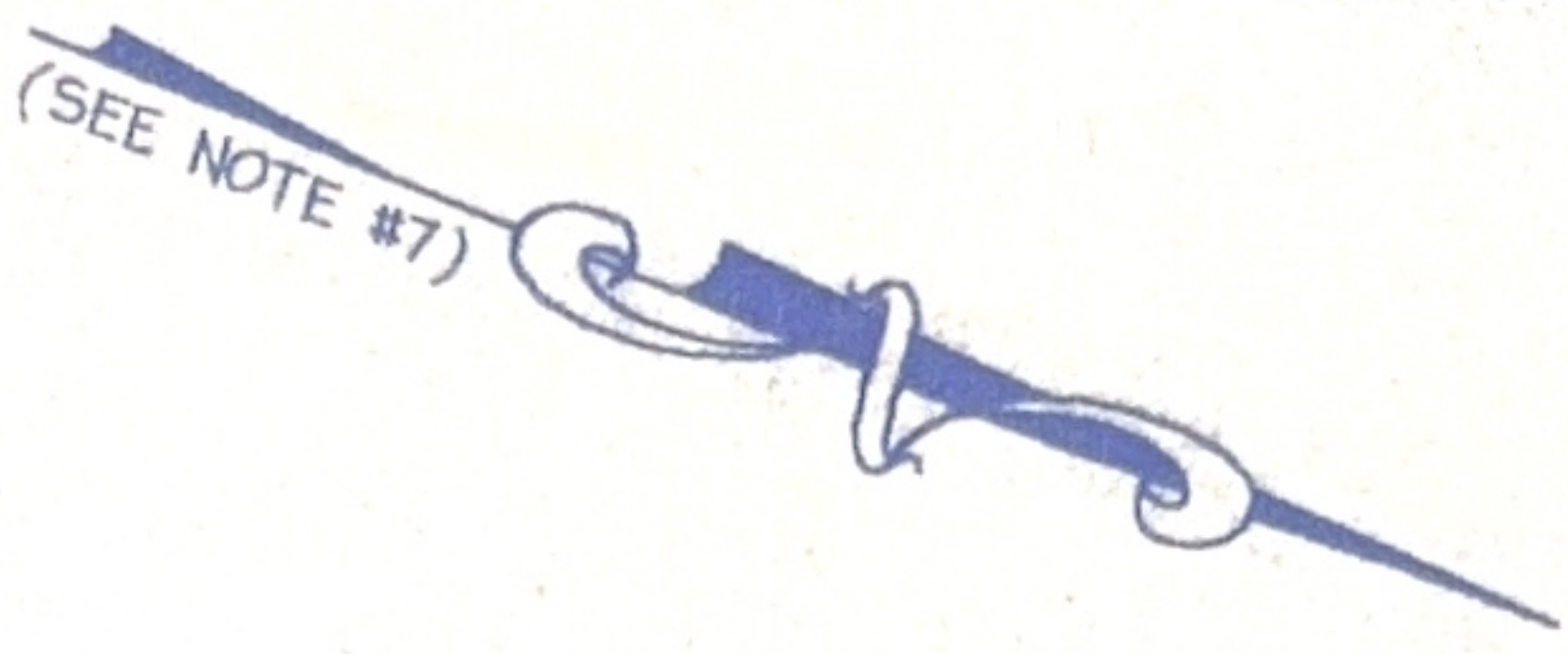
Sealy Screen Porch

12718 Chestnut St.
Clifton, VA 20124

Project Name	
Client	
Architect	
Contractor	
Interior Designer	
Other	
3D Views Proposed	

Design Scheme 2
04-06-2026

Date	04-06-2026	Sheet	
Scale			
Drawn			
Check			
Project No.	0003		3 of 5



NOT TO SCALE
DB 758, PG 288

NOT TO SCALE
DB 16238, PG 288

NOT TO SCALE
DB 5946, PG 1659

AREA
14,245 SQ. FT.
OR
0.3720 ACRE



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Sealy Screen Porch

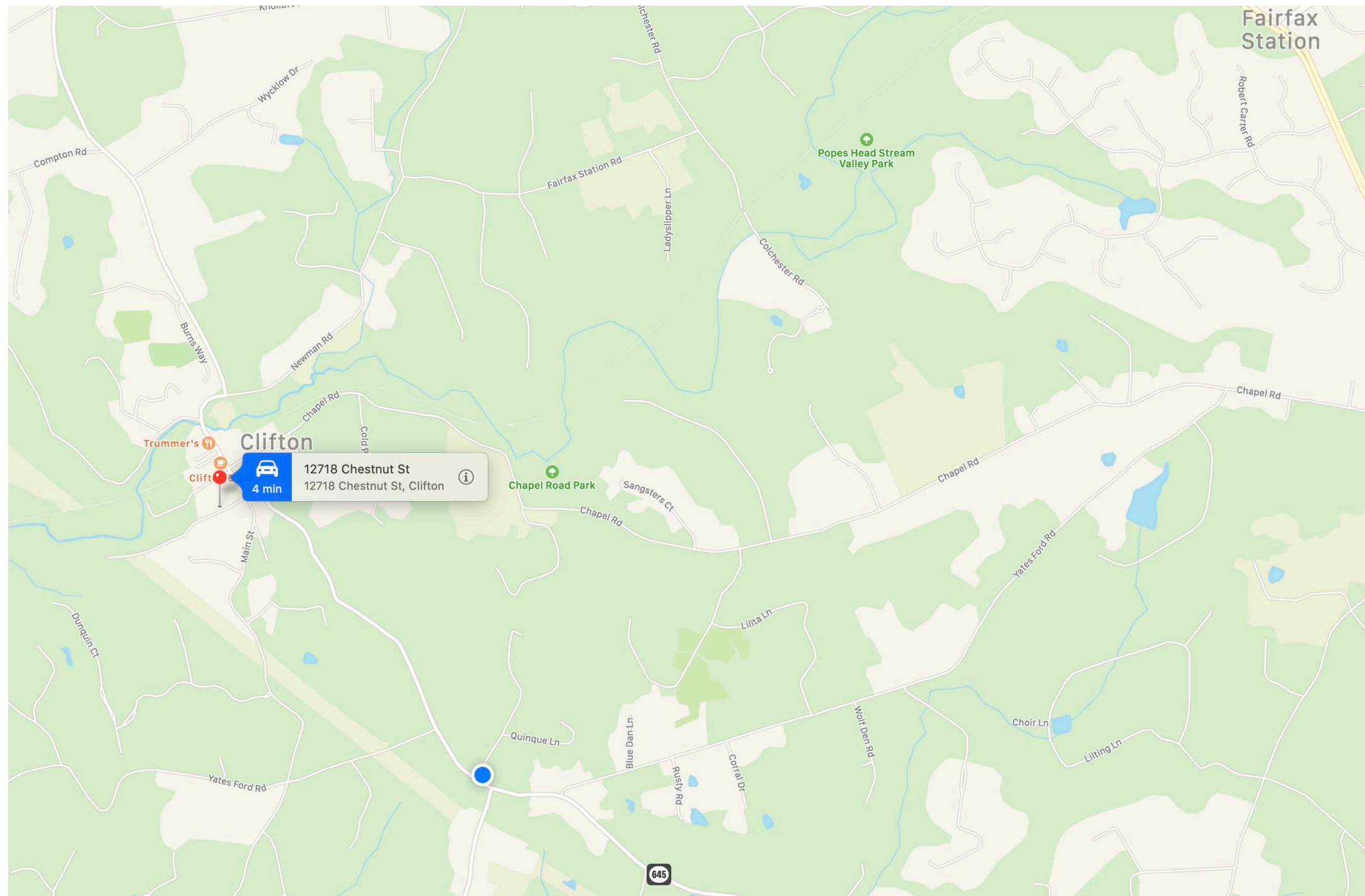
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- A002 - EXISTING SECTIONS
- A003 - EXISTING ELEVATION
- A004 - PROPOSED PLAN & SITE PLAN
- A005 - PROPOSED SECTIONS
- A006 - PROPOSED ELEVATION

PROJECT DESCRIPTION

1) Replace existing dilapidated wood shed with new 15'W x 16'D screen porch



FAIRFAX COUNTY CODE - LOCAL DESIGN LOAD CRITERIA:

The following load criteria are based on Chapter 16 of the Virginia Construction Code, Chapter 3 of the Virginia Residential Code.

MINIMUM DESIGN LIVE LOAD VALUES per Virginia Residential Code (IRC) Table R301.5:

- Exterior Balconies = 60 psf
- Decks = 40 psf
- Fire Escapes = 40 psf
- Passenger Vehicle Garages = 50 psf
- Attics Without Storage = 10 psf
- Attics With Storage = 20 psf
- Rooms Other Than Sleeping Rooms = 40 psf
- Sleeping Rooms = 30 psf
- Stairs = 40 psf
- Guardrails and Handrails = 200 PSF

Type	Criteria	
Ground snow load	25 psf	1.25 kN/m ²
Ultimate Wind Speed (V _{ult}):		
Risk Category I	105 mph	47 m/s
Risk Category II and Residential	115 mph	51 m/s
Risk Category III	120 mph	54 m/s
Frost depth	24 in.	600 mm
Earthquake spectral response acceleration For site-specific designer may obtain information from: https://hazards.atccouncil.org/	at short periods: 0.129 at 1 second period: 0.053	
Residential Seismic Design Category	A	
Weathering probability for concrete	severe	
Termite infestation probability	moderate to heavy	
Decay probability	slight to moderate	
Ice shield underlayment required	yes	
Flood hazards (date of entry into National Flood Insurance Program)	3/5/1990	
Winter Design Temperature	17°F	-9°C
Air freezing index	<=1500°F	<=815°C
Mean annual temperature	50°F	10°C

FAIRFAX COUNTY CODE - BUILDING CODES:

Fairfax County is required to enforce the Virginia Uniform Statewide Building Code (USBC) and the Statewide Fire Prevention Code (SFPC). Both codes are administered by the Virginia Department of Housing and Community Development and reference the 2021 International Codes as published by the International Code Council.

Statewide Codes

- 2021 Virginia Construction Code (IBC) | USBC, Part I
- 2021 Virginia Existing Building Code (EBC)
- 2021 Virginia Mechanical Code (IMC)
- 2021 Virginia Plumbing Code (IPC)
- 2021 Virginia Fuel Gas Code (IFGC)
- 2020 National Electrical Code (NFPA 70) | www.nfpa.org
- 2021 Virginia Property Maintenance Code (IPMC)
- 2021 Virginia Building and Fire Code Related Regulations
- 2021 Virginia Statewide Fire Prevention Code (IFC)
- 2021 Virginia Energy Conservation Code (IECC)
- 2021 International Swimming Pool and Spa Code (ISPSA)
- 2021 Virginia Amusement Devices Regulations
- 2021 Virginia Industrialized Building Safety Regulations
- 2021 Building and Related Laws Package
- 2021 Virginia Manufactured Home Safety Regulations
- 2017 ICC/ANSI 117.1 for Accessibility Standards

- 2021 Virginia Residential Code (IRC) (For Residential Projects Only)
- County publications

County Code

- Chapter 61, Building Provision
- Chapter 62, Fire Prevention Code
- Chapter 65, Plumbing and Gas Provisions
- Chapter 67.1, Sanitary Sewers and Sewage Disposal
- Chapter 117, Expedited Building Plan Review
- Chapter 109.1, Solid Waste Management
- Chapter 112.1, Zoning Ordinance
- Appendix Q, Land Development Services Fee Schedule

Sealy Screen Porch

12718 Chestnut St.
Clifton, VA 20124

Revision Date:	Rev. No.	Description:

Drawing Title:
Cover Sheet Sealy

Drawing Issue:
ARB Review Set
04-13-2026

Date:	04-13-2026	Sheet
Scale:		
Drawn:		
Chd:		
Project No.:		

0001

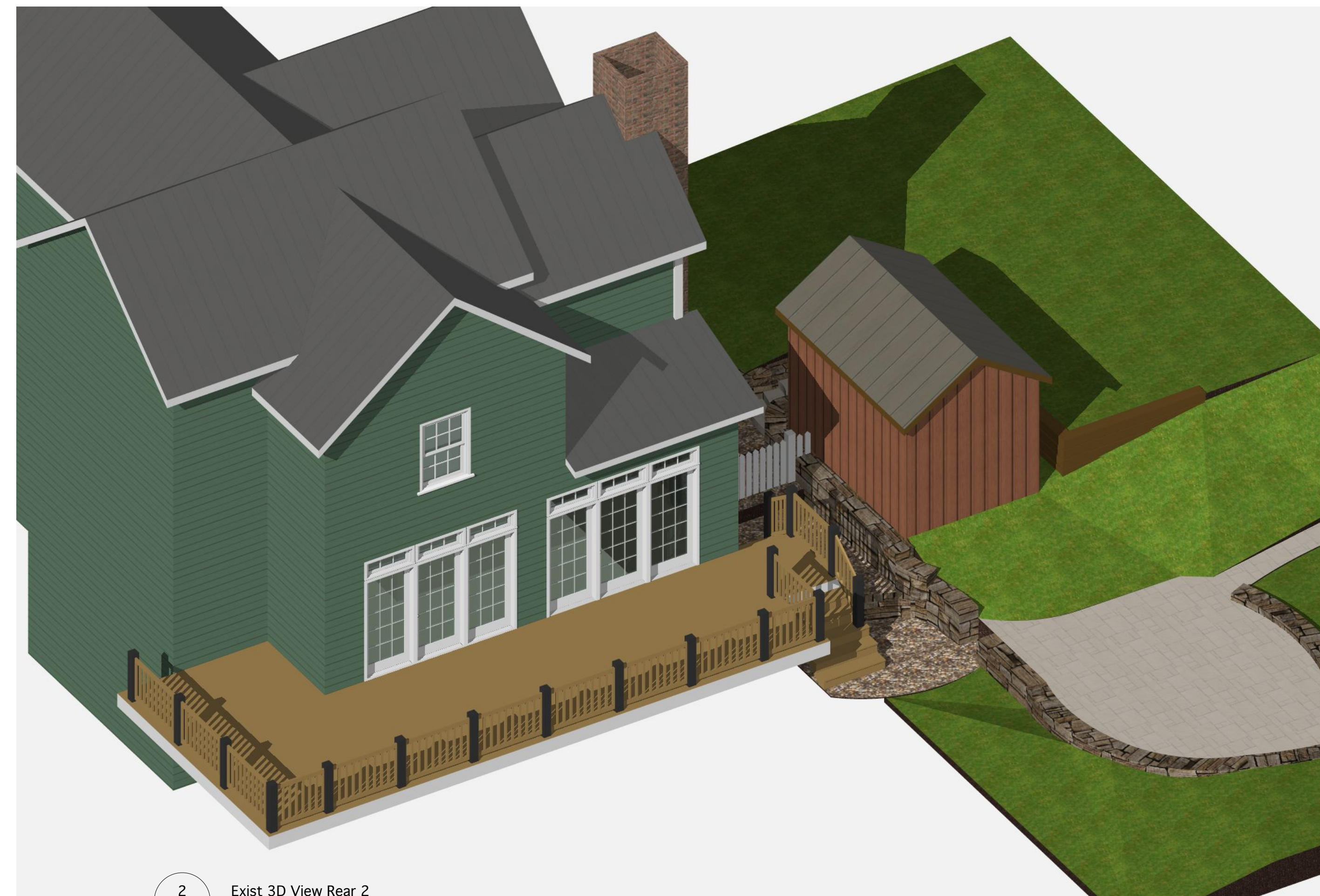
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3
0002 Exist 3D View Rear 3
SCALE: 1:0.71



1
0002 Exist 3D View Rear 1



2
0002 Exist 3D View Rear 2

Sealy Screen Porch
12718 Chestnut St.
Clifton, VA 20124

Revision Date:	Rev. No.	Description:

Drawing Title:
3D Views Existing

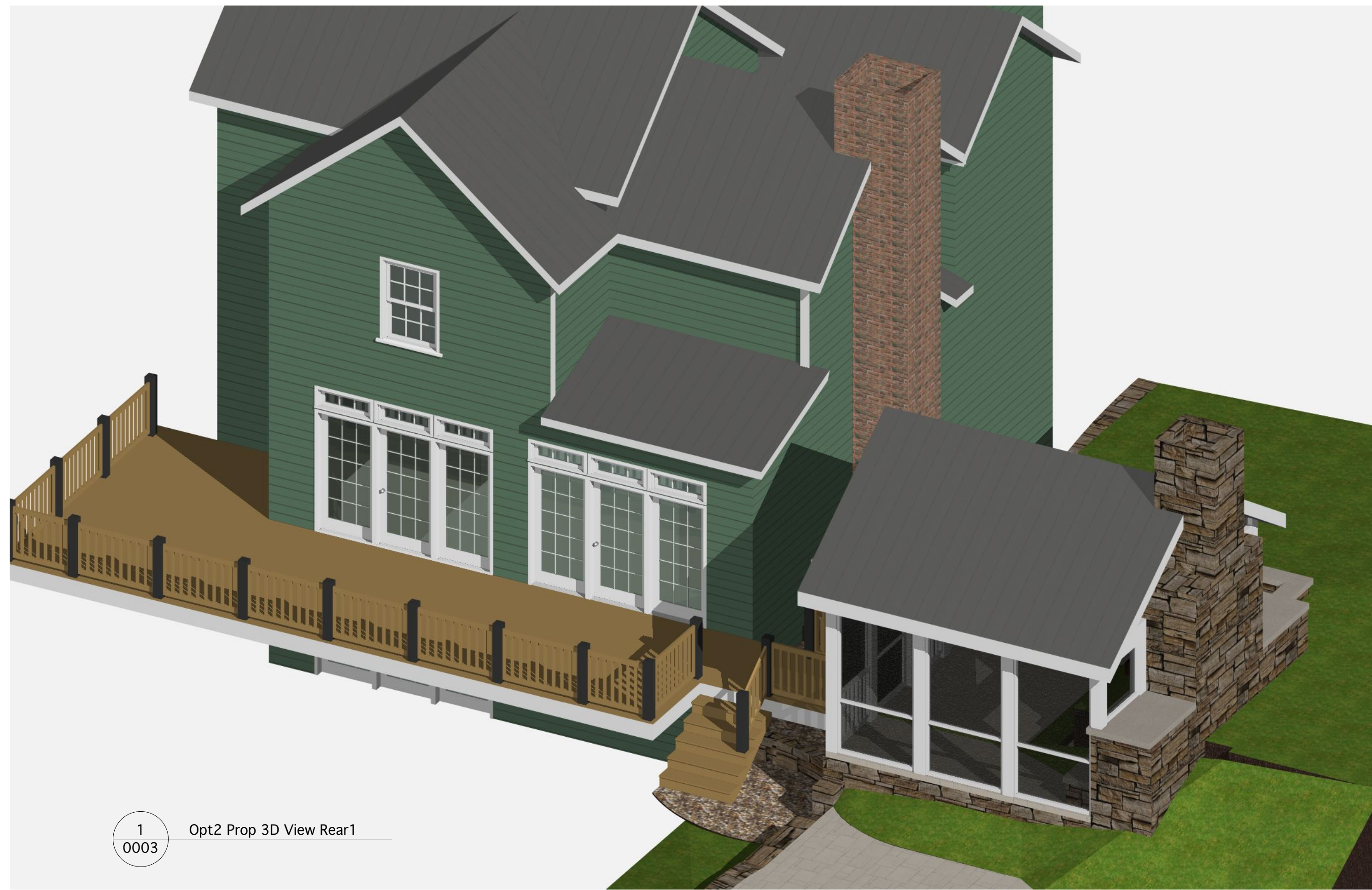
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04-13-2026

Date:	04-13-2026	Sheet
Scale:		0002
Drawn:		
Chd:		
Project No.:		

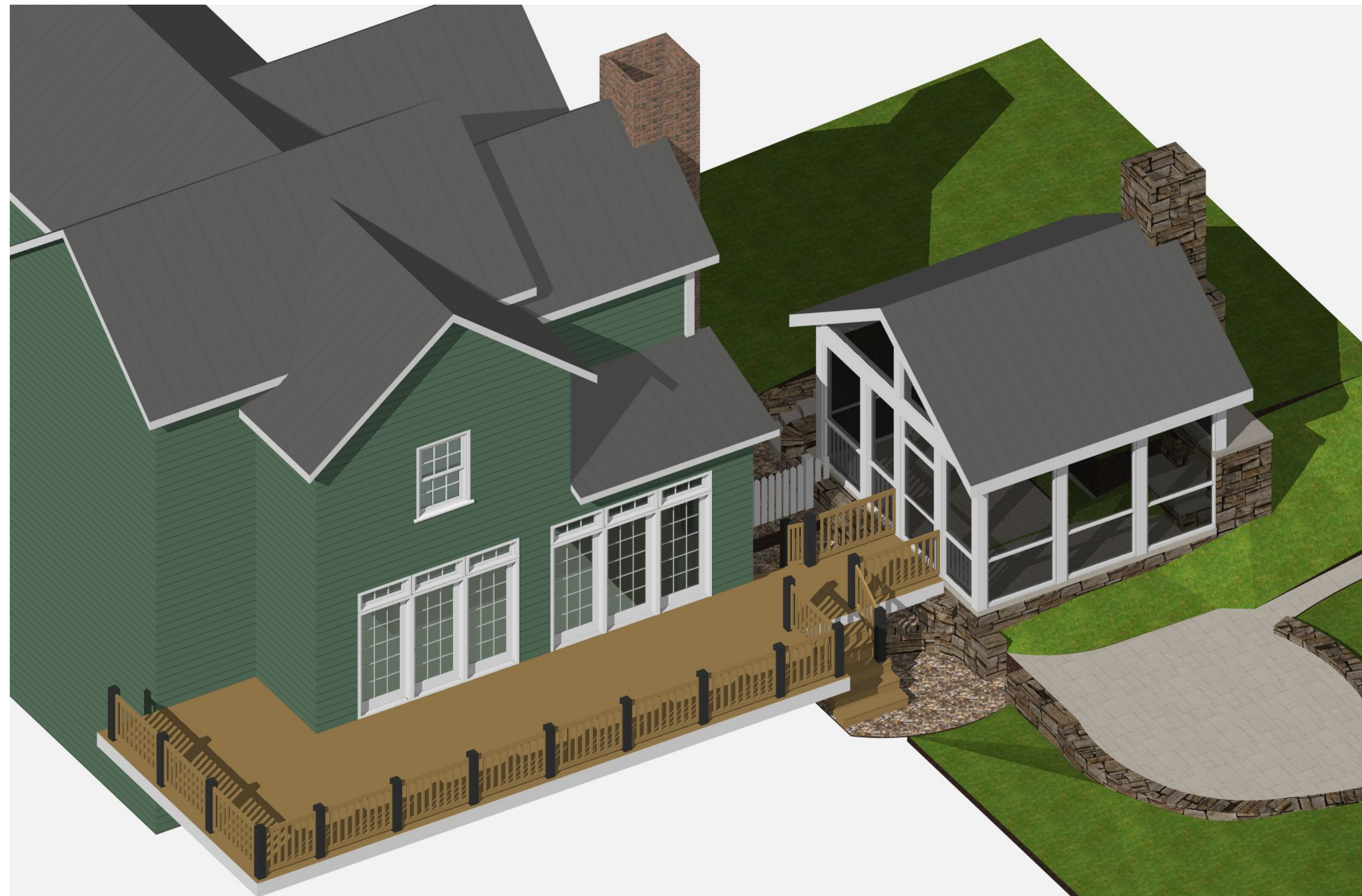
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2
0003 Option2 Prop 3D View Rear3



1
0003 Opt2 Prop 3D View Rear1



3
0003 Opt2 Prop 3D View Rear2

Sealy Screen Porch

12718 Chestnut St.

Clifton, VA 20124

Revision Date:	Rev. No.	Description:

Drawing Title:
3D Views Proposed

Drawing Issue:
ARB Review Set
04-13-2026

Date:	04-13-2026	Sheet
Scale:		0003
Drawn:		
Chd:		
Project No.:		

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Sealy Screen Porch

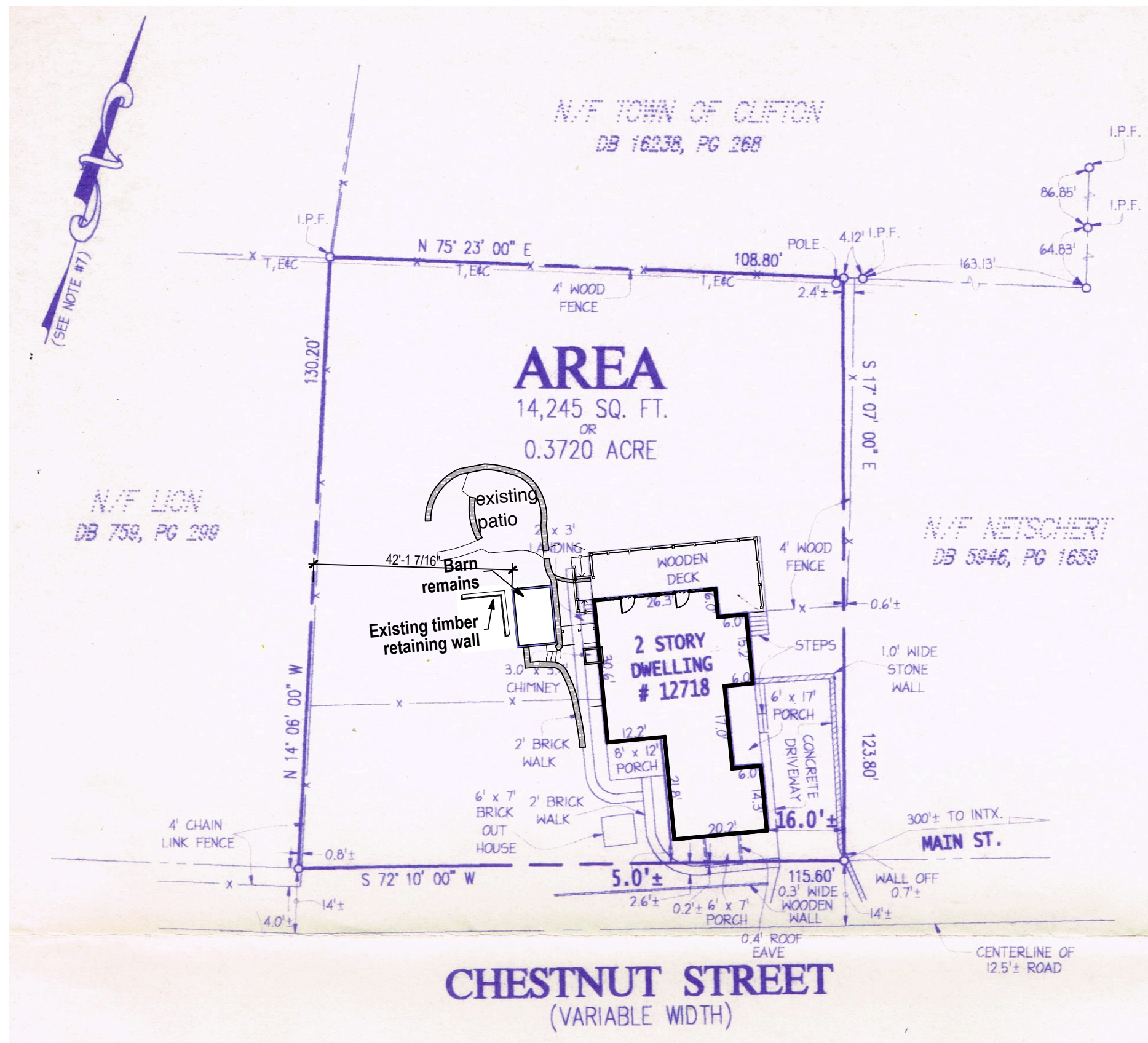
12718 Chestnut St.
 Clifton, VA 20124

Revision Date:	Rev. No.	Description:

Drawing Title:
Existing Plan 1st Floor

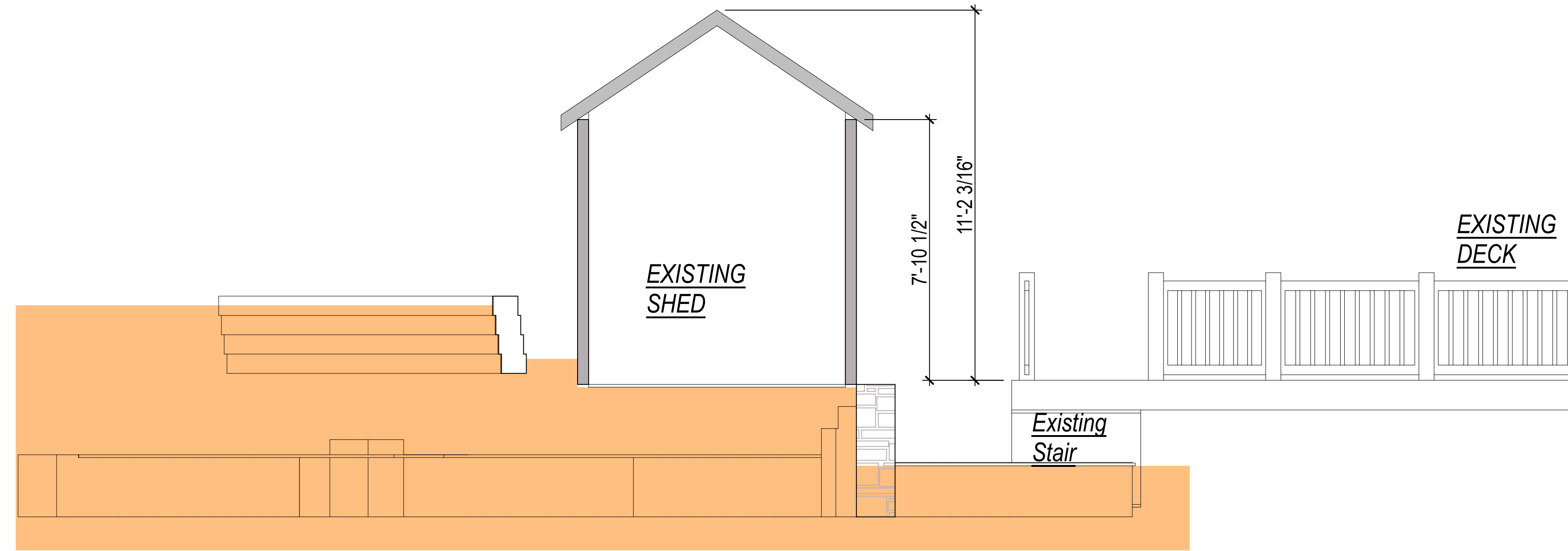
Drawing Issue:
ARB Review Set
04-13-2026

Date: 04-13-2026	Sheet
Scale:	A001
Drawn:	
Chd:	
Project No.:	

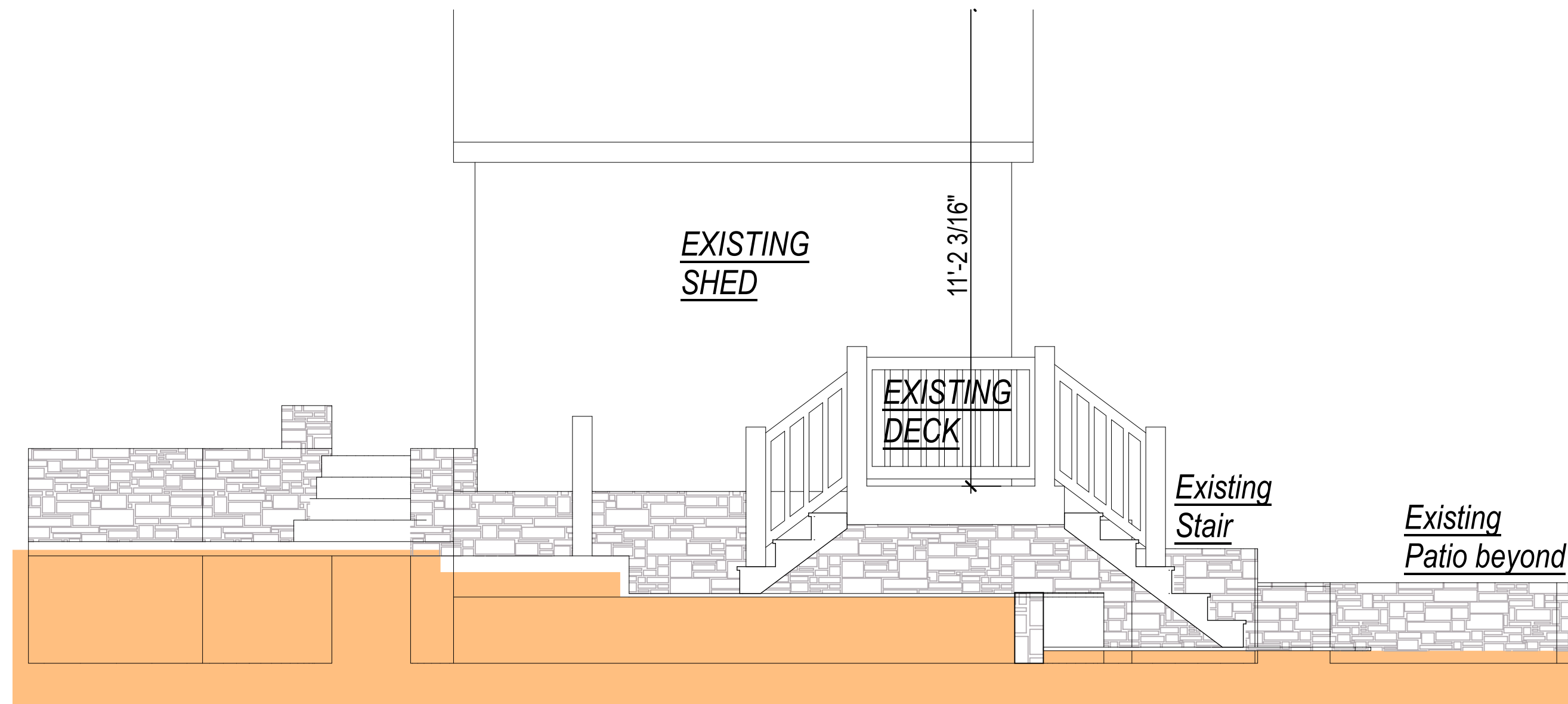


2 Site Plat Sealy existing
 SCALE: 1:300

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1 Existing Section 1
A002 SCALE: 3/8" = 1'-0"



2 Existing Section 2
A002 SCALE: 3/8" = 1'-0"

Sealy Screen Porch

12718 Chestnut St.
Clifton, VA 20124

Revision Date:	Rev. No.	Description:

Drawing Title:
Existing Sections

Drawing Issue:
ARB Review Set
04-13-2026

Date: 04-13-2026
Scale:
Drawn:
Chd:
Project No.:

Sheet
A002

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1 Existing Rear Elevation
 A003 SCALE: 3/8" = 1'-0"

Sealy Screen Porch

12718 Chestnut St.
 Clifton, VA 20124

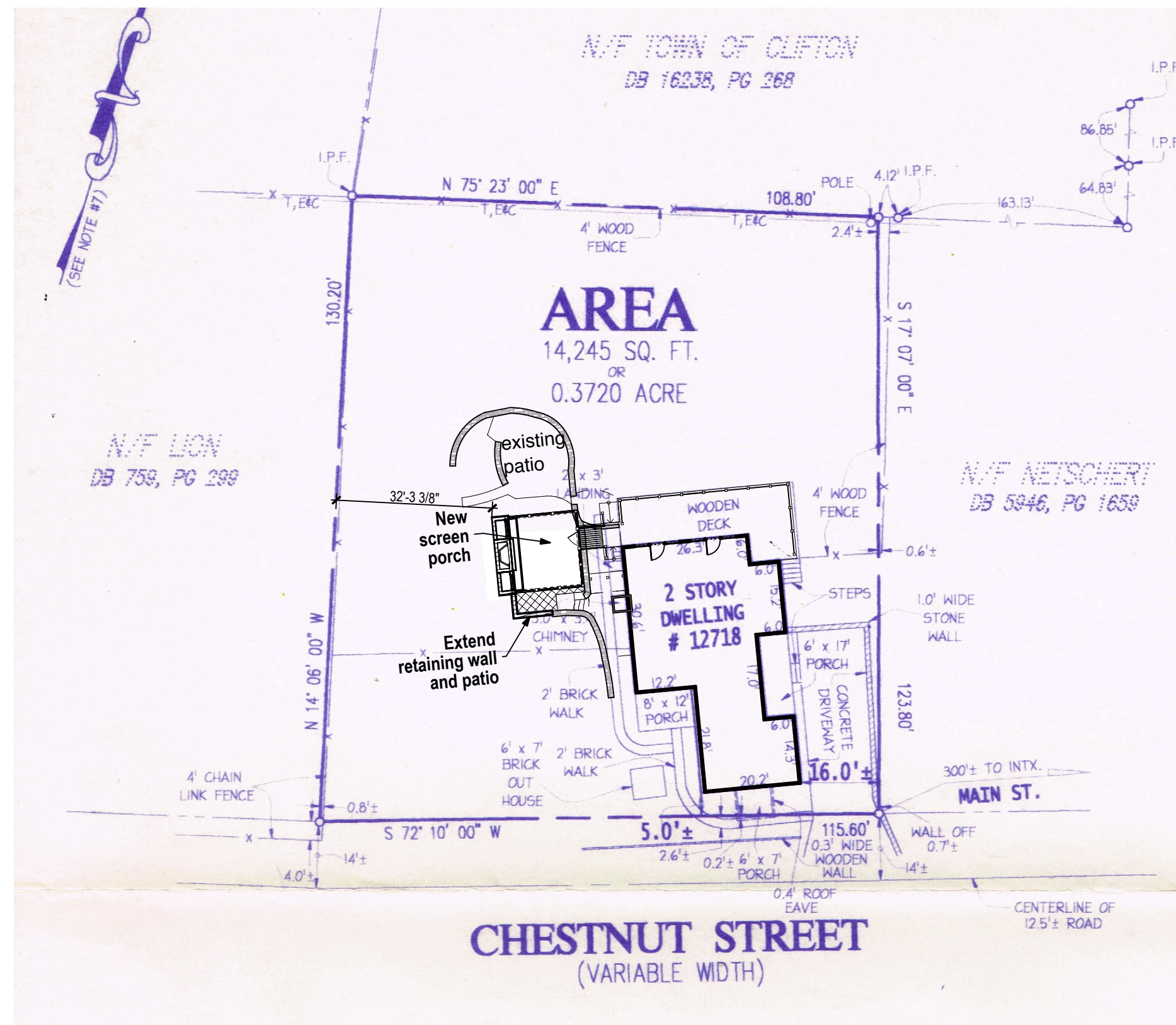
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Drawing Title:
Existing Elevation

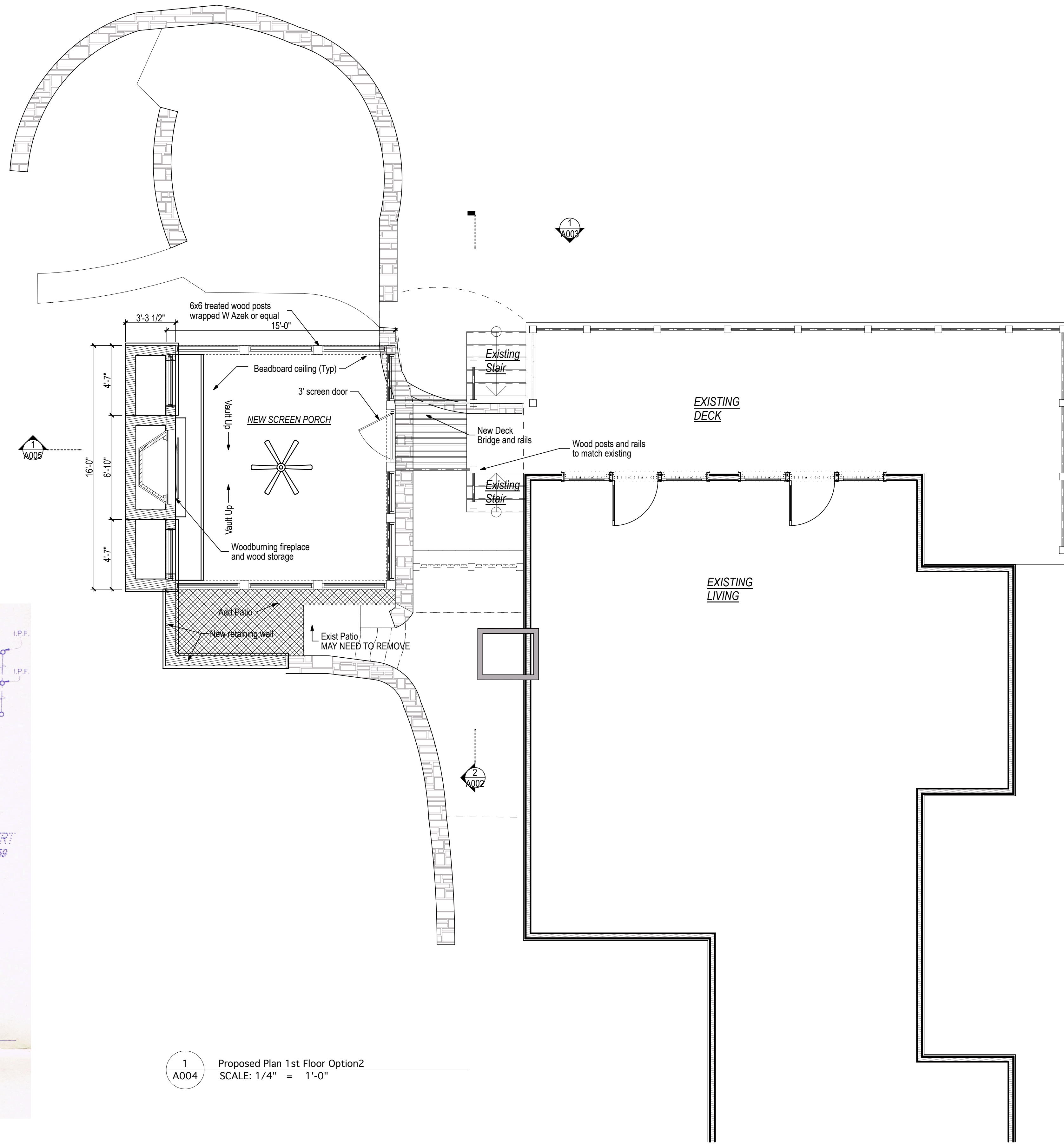
Drawing Issue:
ARB Review Set
04-13-2026

Date:	04-13-2026	Sheet
Scale:		A003
Drawn:		
Chd:		
Project No.:		

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2 A004 Site Plat Sealy Proposed
 SCALE: 1:300



1 A004 Proposed Plan 1st Floor Option2
 SCALE: 1/4" = 1'-0"

Sealy Screen Porch

12718 Chestnut St.
 Clifton, VA 20124

Revision Date:	Rev. No.	Description:

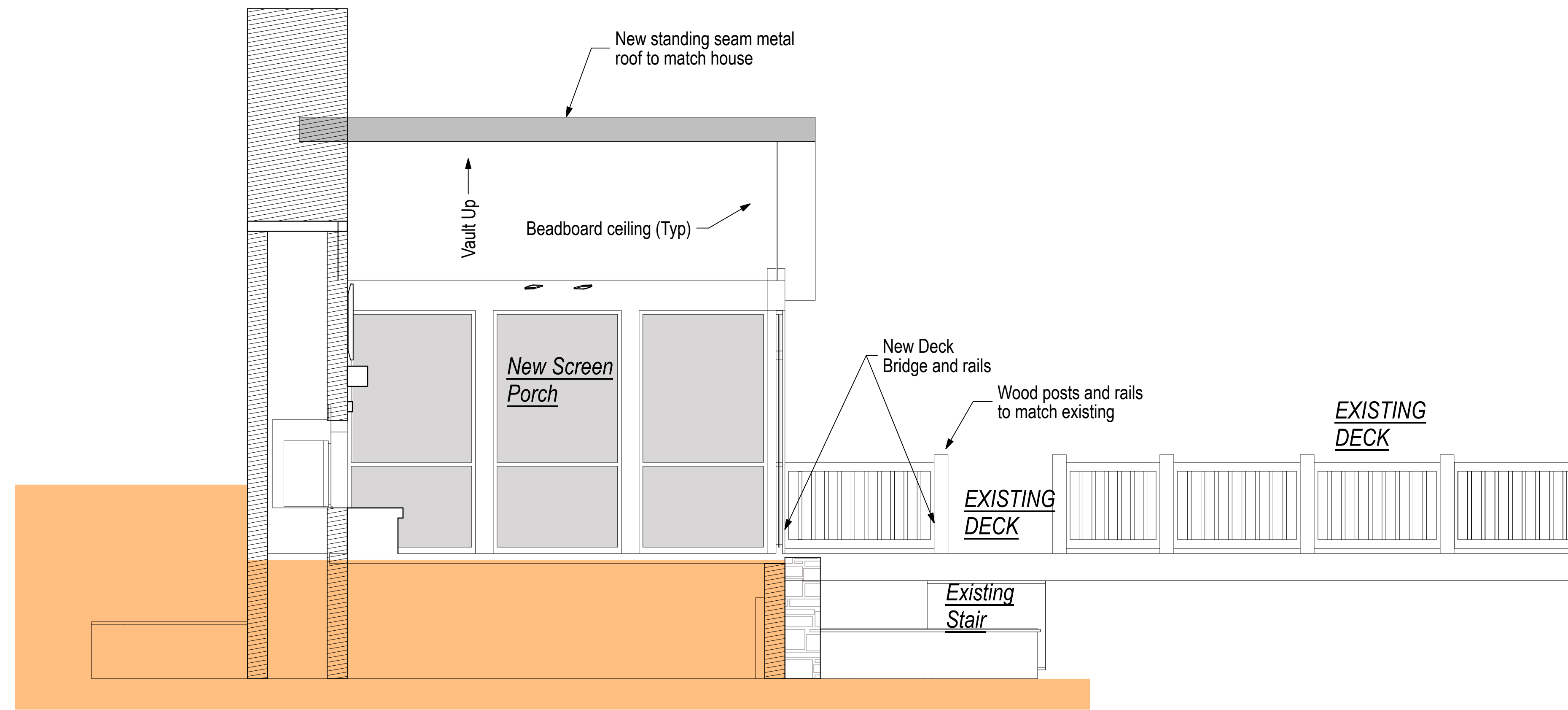
Drawing Title:
**Proposed Plan 1st Floor
 Opt2**

Drawing Issue:
**ARB Review Set
 04-13-2026**

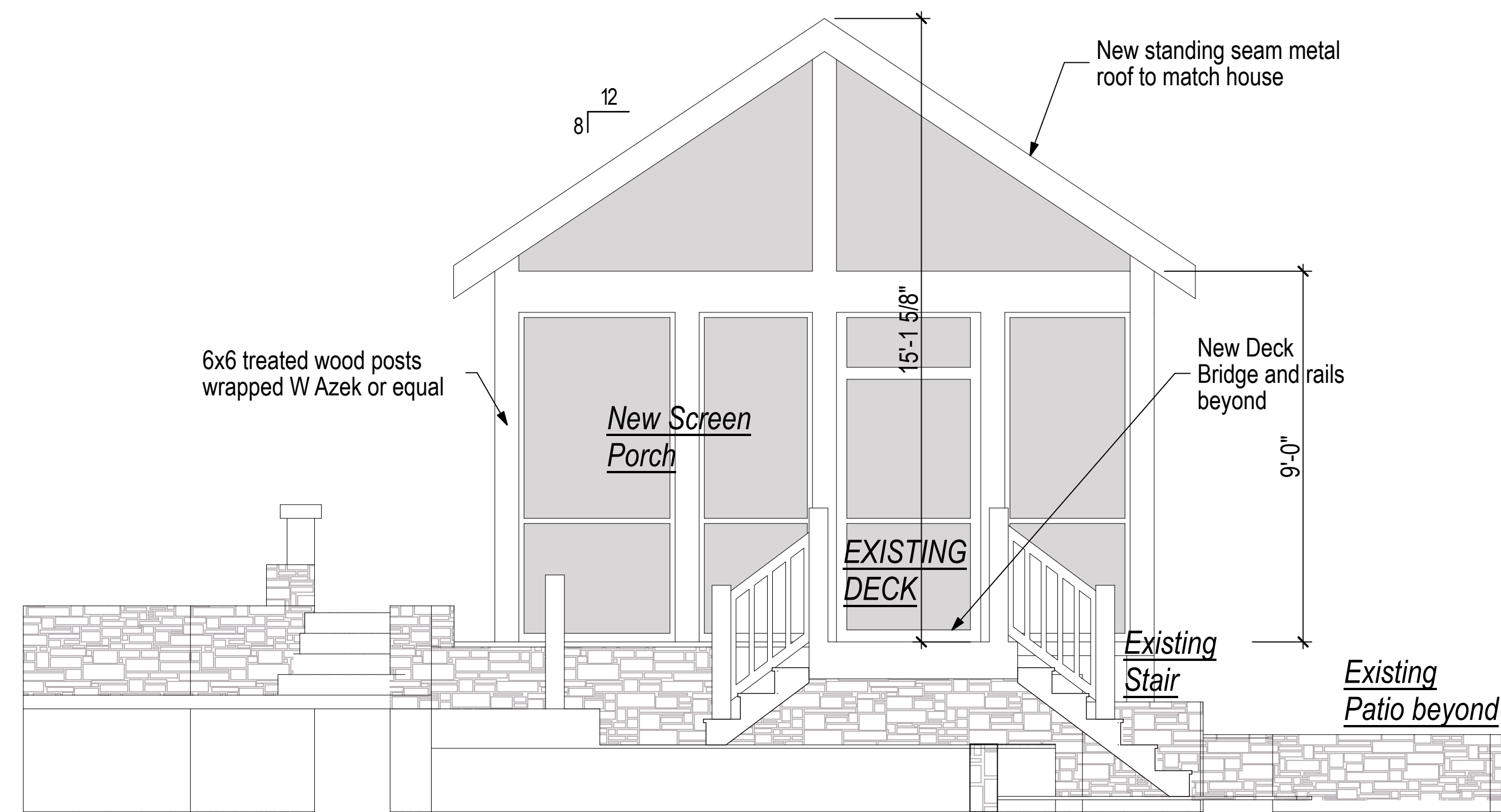
Date:	04-13-2026	Sheet
Scale:		
Drawn:		
Chd:		
Project No.:		

A004

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1
A005 Proposed Section 1 Opt2
SCALE: 3/8" = 1'-0"



2
A005 Proposed Section 2 Opt2
SCALE: 3/8" = 1'-0"

Sealy Screen Porch
12718 Chestnut St.
Clifton, VA 20124

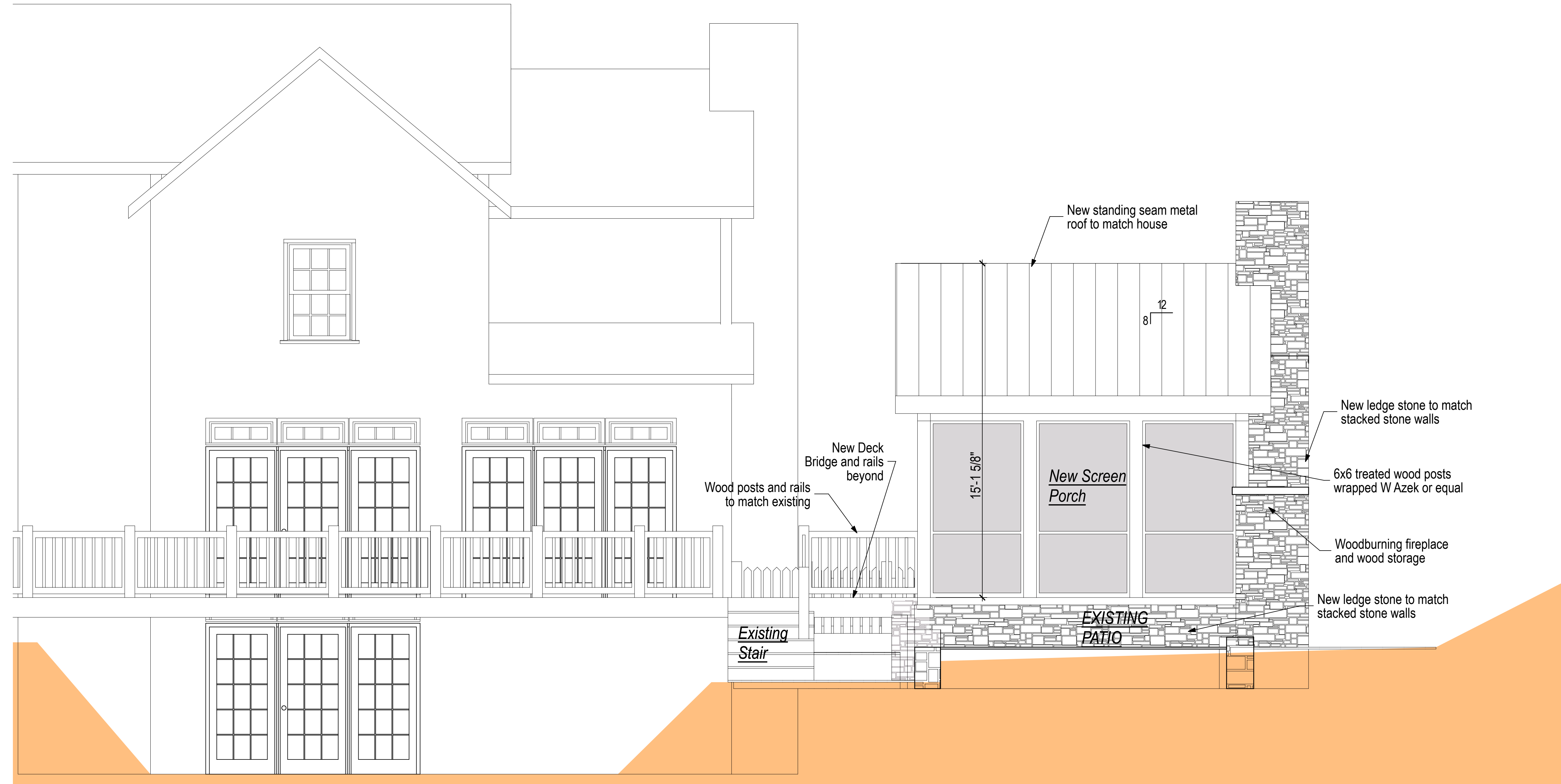
Revision Date:	Rev. No.	Description:

Drawing Title:
Proposed Sections Opt2

Drawing Issue:
ARB Review Set
04-13-2026

Date:	04-13-2026	Sheet
Scale:		A005
Drawn:		
Chd:		
Project No.:		

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1 Proposed Rear Elevation Opt2
 A006 SCALE: 3/8" = 1'-0"

Sealy Screen Porch

12718 Chestnut St.
 Clifton, VA 20124

Revision Date:	Rev. No.	Description:

Drawing Title:
Proposed Elevation Opt2

Drawing Issue:
ARB Review Set
04-13-2026

Date: 04-13-2026	Sheet
Scale:	A006
Drawn:	
Chd:	
Project No.:	
6 of 5	